

BEFORE THE BOARD OF DESIGN REVIEW
FOR THE CITY OF BEAVERTON, OREGON

IN THE MATTER OF A REQUEST FOR)	ORDER NO. 1779
)	
APPROVAL TO ALLOW SHARED)	PD2004-0006
)	
PARKING WITH THE ADJACENT)	ORDER APPROVING
)	
EXISTING PROPERTY ON THE)	REQUEST WITH
)	
SUBJECT SITE (CASCADE PLAZA).)	CONDITIONS
)	
HARSCH INVESTMENT PROPERTIES,)	
)	
APPLICANT.)	

The matter came before the Board of Design Review on January 6, and January 27, 2005, on a request for approval to allow shared parking with the adjacent existing property on the subject site (also known as Cascade Plaza). The proposed Parking Determination is generally located on 8585 Cascade Avenue and is more specifically identified on Tax Lot 100 and 600 on Washington County Assessor's Map 1S1-27AD. The properties are zoned General Commercial (GC) and is approximately 16.57 acres in size.

Pursuant to Ordinance 2050 (The Development Code), Sections 50.15.2 and 50.45, the Board of Design Review conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Board, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated December 16, 2004,

2005, as applicable to the applicable approval criteria contained in Section 40.03 and Section 40.55.15.2.C of the Development Code.

IT IS HEREBY ORDERED PD2004-0006 is APPROVED, based on the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings, and conclusions found in the Staff Report dated December 16, 2004, subject to the following conditions:

Prior to Building Permit issuance the applicant shall:

1. Ensure that Parking Determination for Shared Parking approval has not expired. In accordance with Section 50.90.1 of the Development Code, approval shall expire after one (1) year from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (*Dev. Serv., ETE*)
2. Be aware that upon sale of one or both tax lots resulting in separate ownership, both ownership parties shall enter into a reciprocal parking agreement for shared parking.

CARRIED by the following roll call vote:

AYES:	Soth, Shipley, Weathers, and Straus.
NAYS:	None.
ABSTAIN:	Beighley.
ABSENT:	Collins and Doukas.

Dated this _____ day of _____, 2005.

To appeal the decision of the Board of Design Review, as articulated in Land Use Order No. 1779 on appeal must be filed with the City of Beaverton Recorder's Office by no later than 5:00 p.m. on _____, 2005.

BOARD OF DESIGN REVIEW
FOR BEAVERTON, OREGON:

ATTEST:

APPROVED:

ETHAN EDWARDS
Associate Planner

STEWART STRAUS
Acting Chairman

STEVEN A. SPARKS, AICP
Development Services Manager